

Name: Land Use Plan Amendment – Chenal Planning District

Location: Kirk Road

Request: Residential High Density to Office

Source: Robert Brown, Development Consultants, Inc.

PROPOSAL / REQUEST:

Land Use Plan amendment in the Chenal Planning District from Residential High Density to Office. Office represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities.

EXISTING LAND USE AND ZONING:

The property is undeveloped with a drainage detention pond currently zoned MF-18 and is 11 acres ± in size.

Currently, the area is zoned MF18 which also covers an area to the north including the apartments immediately northwest of the site and those on Champlin Drive and an area across Kirk Road that has been developed as the Fellowship Bible Church. The church has a CUP on its property. To the southeast between Chenal Parkway and Kirk Road is an area zoned O2 - Office and Institutional District and O3 - General Office. The O2 separates the PCD for the development at Rahling Circle PCD and the apartments to the east. To the east on Wellington Villages Road, there is a POD, Planned Office Development on the north side and R2 - Single Family on the south side with a CUP - Conditional Use Permit for the church.

FUTURE LAND USE PLAN AND RECENT AMENDMENTS:

This area has seen many Land Use Plan amendments in the past years both from large scale multiple area changes to individual changes.

December 12, 2012, multiple changes were made along Rahling Road north of the application area from Residential Medium and Low Density to Office, Neighborhood Commercial, Residential Medium and Low Density and Park/Open Space.

On June 27, 2006, a change was made from Low Density Residential, Neighborhood Commercial and Office to Mixed Office Commercial for an area south of the application and south and east of the roundabout at Kirk and Wellington Hills.

Currently, the area is shown as Residential High Density which also covers an area to the north including the apartments immediately northwest of the site and those on Champlin Drive and an area across Kirk Road that has been developed as the Fellowship Bible Church. To the southeast between Chenal Parkway and Kirk Road is an area shown as Office. To the east on both sides of Wellington Villages Road, there is an area of Residential Medium Density.

MASTER STREET PLAN:

Kirk Road is shown as a Minor Arterial on the plan. This site is between the Minor Arterials of Rahling and Wellington Hills Roads. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. This section of Kirk Road has been built with vegetated medians. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Kirk Road since it is a Minor Arterial. Kirk Road may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

BICYCLE PLAN:

There is a Class II Bike lane along part of this site. It starts at the Rahling and Kirk Roads intersection, travels south on Kirk, turns east on Wellington Village Road and then turns east on Loyola. A Class II Bikeway is located on the street as either a 5' shoulder or six foot marked bike lane. Additional paving and right of way may be required.

PARKS:

According to the Master Parks Plan, this property is just inside the Eight Block deficit area, in other words, they are nine or ten blocks from a city park or other recreational area. The closest park is in St. Charles subdivision.

HISTORIC DISTRICTS:

There are no city recognized historic districts that would be affected by this amendment.

ANALYSIS:

The development node clustered around Chenal Parkway, Rahling Road, Kanis Road and Kirk/Wellington Village is varied in Land Use and zoning. Calculations of the areas other than Residential Low Density areas shown on the Future Land Use Plan map yielded these results. Of the 830+ acres, currently one third (35%) of the acres are Commercial and Neighborhood Commercial. 15% are Mixed

Office Commercial or Mixed Use. One quarter (27%) of the acres are Office and Suburban Office uses while 16% are Residential High Density and Residential Medium Density. Public Institutional and Park Open Space make up the remaining acres with less than 7%.

If this change was approved, 11 acres would change from Residential High Density to Office and the mix of uses in the overall area would remain virtually unchanged with Office/Suburban Office uses gaining 1% and Residential High and Medium Densities losing 1%.

Some areas remain undeveloped and provide for future growth in this node. There are areas of Residential High Density available (approximately 22 acres) on Chenal Valley Drive north of Rahling as well as the Residential Medium Density at Kirk and Wellington Village is undeveloped of approximately 7 acres.

For the Office area to the immediate west and northwest, the area is very hilly and may not be suitable for Office development. The area under review is one of the more flat sites in the area. There is some Office undeveloped along the east side of Kirk, although it is a smaller parcel of land owned by an adjacent use and partially covered by a pond but remains hilly.

A change from Residential High Density to Office will not create an over-supply of Office areas nor a under supply of Residential High Density areas on the Future Land Use Plan map.

This change would abut areas shown on the Future Land Use Plan as Office and abut areas zoned O-2 - Office and Institutional District. The zoning application to O2 is a separate application on this agenda.

NEIGHBORHOOD COMMENTS:

Notices were sent to the following neighborhood association: Villages of Wellington. Staff has received no comments from area residents.

STAFF RECOMMENDATIONS:

Staff believes the change is appropriate.

PLANNING COMMISSION ACTION:

(JUNE 12, 2014)

This item was placed on the consent agenda for approval. A motion was made to approve the consent agenda and that motion passed with a vote of 10 ayes and 1 absent.